142.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,401,200	/	1,401,200
USE VALUE:	1,401,200	/	1,401,200
ASSESSED:	1,401,200	/	1,401,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79	-81	HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLER ALAN J & MABEL P/TR
Owner 2:	BUCKLER FAMILY TRUST
Owner 3:	
Street 1:	79-81 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUCKLER ALAN J & MABEL P -
Owner 2:	-
Street 1:	79-81 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,200 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Shakes Exterior and 3214 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6200.000	912,000	4,400	484,800	1,401,200
Total Card	0.142	912,000	4,400	484,800	1,401,200
Total Parcel	0.142	912,000	4,400	484,800	1,401,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.97 | /Parcel: 435.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	91563
GIS Ref	
GIS Ref	
Insp Date	09/30/16

!10985!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	911,900	4400	6,200.	484,800	1,401,100	1,401,100	Year End Roll	12/18/2019
2019	104	FV	675,700	4400	6,200.	454,500	1,134,600	1,134,600	Year End Roll	1/3/2019
2018	104	FV	675,700	4400	6,200.	375,700	1,055,800	1,055,800	Year End Roll	12/20/2017
2017	104	FV	636,100	4400	6,200.	345,400	985,900	985,900	Year End Roll	1/3/2017
2016	104	FV	626,800	4400	6,200.	315,100	946,300	946,300	Year End	1/4/2016
2015	104	FV	553,900	4400	6,200.	309,100	867,400	867,400	Year End Roll	12/11/2014
2014	104	FV	553,900	4400	6,200.	287,200	845,500	845,500	Year End Roll	12/16/2013
2013	104	FV	566,500	4400	6,200.	273,300	844,200	844,200		12/13/2012

PRINT

Date	Time
12/11/20	01:12:43

LAST REV

Date	Time
10/19/16	11:19:33
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10985

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLER ALAN J	63984-392		7/29/2014	Convenience	1	No	No		
INTRAVAIA RINA	31074-272		1/21/2000		439,000	No	No		
INTRAVAIA SALVA	23683-272		9/23/1993		99	No	No		F

USER DEFINED

Prior Id # 1:	91563
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1217	Re-Roof	12,000		9/18/2014			Strip and re-roof.
8/28/2014	1065	Siding	97,300		8/28/2014			Replace siding and
3/18/2013	384	Redo Kit	30,100					
5/25/2000	409	Addition	230,000	O				REM KIT BATH 2ND-A

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2016	Measured	DGM	D Mann
9/30/2016	Left Notice	DGM	D Mann
9/30/2016	Permit Visit	DGM	D Mann
7/3/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Inspected	189	PATRIOT
1/22/2009	Measured	372	PATRIOT
8/17/2001	Permit Visit	PM	Peter M
4/6/2000	MLS	HC	Helen Chinal
12/16/1999	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6200		Sq. Ft.	Site		0	80.	0.98	9									484,800						484,800	

Total AC/HA: 0.14233 | Total SF/SM: 6200 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 484,800 | Spl Credit | Total: 484,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	17 - Shakes		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Excellent
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97669566
Const Adj.:	1.00969899
Adj $ / SQ:	167.649
Other Features:	175627
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	956009
Depreciation:	43976
Depreciated Total:	912033

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

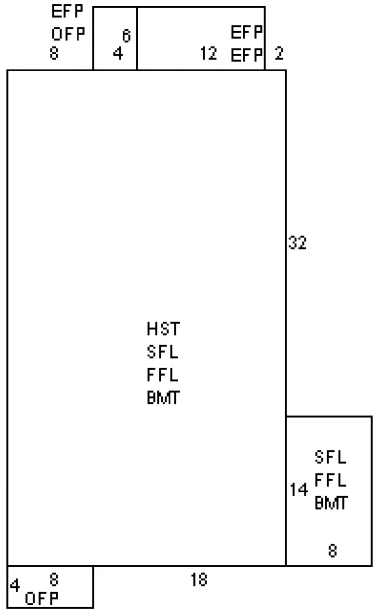
No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.85
Special Features:	0	Val/Su Net:	192.16
Final Total:	912000	Val/Su SzAd	283.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	50.290	65,785
FFL	First Floor	1,308	167.650	219,284
SFL	Second Floor	1,308	167.650	219,284
HST	Half Story	598	167.650	100,254
EFP	Enclos Porch	168	43.850	7,367
OFP	Open Porch	56	44.430	2,488
	Net Sketched Area:	4,746	Total:	614,462
Size Ad	3214	Gross Are	5344	FinArea 3214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

142.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1960	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400